



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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NOTICE OF MEETING

STATE PUBLIC WORKS BOARD

**Friday, November 14, 2014, at 10:00 a.m. in Room 113,
State Capitol, Sacramento, California**

AGENDA

I. Roll Call

II. Bond Page 02

III. Approval of minutes from the [October 2, and October 24, 2014](#) meetings

IV. Consent Items Page 07

V. Action Items Page 39

VI. Other Business Page 50

VII. Reportables Page 50

Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the Public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the Internet at: <http://www.spwb.ca.gov>.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Aurelia Bethea at (916) 445-9694 or e-mail to aurelia.bethea@dof.ca.gov five days prior to the meeting.

BOND ITEMS

BOND ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
IRONWOOD STATE PRISON
HEATING, VENTILATION, AND AIR CONDITIONING SYSTEM
RIVERSIDE COUNTY

*Authority: Chapter 268 and 269, Statutes of 2008, Item 5225-301-0001(16)
Chapter 20, Statutes of 2013, Item 5225-301-0001(1)
Chapter 25, Statutes of 2014, Item 5225-301-0668(1)*

Consider adoption of a resolution to:

- a) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
- b) Authorize the sale of lease revenue bonds.
- c) Approve the form of and authorize the execution of a Project Delivery Agreement between the Department of Corrections and Rehabilitation and the Board.
- d) Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$145,029,000

BOND ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Ironwood State Prison
Heating, Ventilation, and Air Conditioning System
Riverside County

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, approve the form of and authorize the execution of a Project Delivery Agreement, and other related actions.

Scope Description

This project is within scope. This project proposes to construct a new closed loop heating, ventilation, and chilled water cooling system at Ironwood State Prison. The project includes a chilled water distribution system as well as the electrical and control systems to support it. The housing units will receive new roofing, additional roof insulation, and minor structural repairs.

Other buildings will receive new roofs without additional insulation. However, metal roofs will not be replaced. The central chilled water plant will consist of a main equipment room, a storage room, an electrical room, an office, restrooms, and an exterior yard. A backup generator will also be onsite to operate the plant in the event of a power outage.

Funding and Project Cost Verification

This project is within cost. The total cost of this project is \$153,570,000. This includes \$8,411,000 General Fund previously allocated for preliminary plans and working drawings; and \$145,029,000 lease revenue bond financing authorized in the 2014 Budget Act for construction. A revised project cost estimate was completed in association with approval of working drawings and the request to proceed to bid. Based on this revised estimate, the current total estimate project cost is \$153,570,000, which includes potential project savings in the amount of \$11,568,000.

\$152,031,000 total authorized project cost

\$140,593,000 total estimated project cost

\$156,231,000 project costs previously allocated: \$5,758,000 preliminary plans, \$5,444,000 working drawings, and \$145,029,000 construction (\$117,970,000 contract, \$8,258,000 contingency, \$4,930,000 A&E, \$11,740,000 other project costs, and \$2,131,000 agency retained items)

\$ 4,200,000 decreased project costs: \$2,661,000 preliminary plans and \$1,539,000 working drawings

\$ 11,438,000 potential project savings: construction (\$9,807,000 contract, \$687,000 contingency, \$516,000 A&E, \$454,000 other project costs, and an increase of \$26,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 19, 2014, and the 30-day statutes of limitation expired on June 18, 2014, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter covering the property impacted by this project was completed on July 22, 2010, and an update was completed on June 18, 2014, and no issues that would adversely affect the quiet use and enjoyment of this project have been identified.

Project Schedule

Approve preliminary plans	November 2010
Complete working drawings	October 2014
Start construction	February 2015
Complete construction	August 2017

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JAIL PROJECT
KERN COUNTY

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider adoption of a resolution to:

- a) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
- b) Authorize the sale of lease revenue bonds.
- c) Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$100,000,000

BOND ITEMS

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
Jail Project
Kern County

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.

Scope Description

This project is within scope. This project will design and construct a new jail facility with two main buildings connected by a corridor, and a central plant. The facility will provide approximately 216,000 square feet (sf) of space on 24± acres of a greater 70± acres of county-owned property located in the unincorporated area of Kern County and will provide approximately 822 beds and include housing, treatment, administrative, support, and program space. The facility will be constructed primarily of steel and concrete for long-term durability.

The housing building will provide approximately 158,000 sf for three medium security housing units with approximately 100 cells each and one maximum security mental health/special housing unit with approximately 104 cells. The housing building will also include four housing control rooms; attorney visiting booths; and treatment, recreation, administrative, and educational/vocational program space. The support services space in the housing building will include a laundry area; a receiving dock; and food services staging, maintenance, and warehouse/utility space.

The support building will provide approximately 55,000 sf of healthcare, custody, visitation, warehouse, and administrative and support services space. The healthcare area will include a pharmacy, a clinic with nurse's station and exam rooms, a dental operatory, suicide watch and safety cells, and emergency treatment space. The custody area of this building will include a receiving control room, an intake and release area with a property room, interview rooms, a medical interview room, and holding cells. The administrative area will include a master control room, an armory area, equipment and training space, and office space. The support building will also include a visitor's center with video visitation space, as well as inmate property storage and warehouse space.

This project will also design and construct a separate, approximately 2,800 sf stand-alone central plant to provide heating, cooling, and electrical service for the new facility. The visitor's center, administrative area, and central plant will be constructed of regular commercial building materials.

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; water and sewer services; and fire protection systems; as well as all necessary appurtenances. A guard house, a visitor parking lot, and a secure inmate transportation vehicle parking lot will also be constructed, and an existing parking lot will be refurbished for use as a staff parking lot. In addition, there will be a separate secure fencing surrounding the facility to provide grounds security.

Funding and Project Cost Verification

This project is within costs. On May 10, 2013, the Board took an action establishing the scope, cost, and schedule of this project, allocating \$100,000,000 of the \$854,229,000 lease revenue bond financing authority appropriated in Section 15820.913 of the Government Code to partially finance the design and construction for this project. All of the acquisition/study costs and any design and construction costs in addition to this amount will be paid by the county. At the time of establishment, the total estimated project cost was \$124,486,000. On April 11, 2014, the Board took an action to approve performance criteria and concept drawings and a revised project cost of \$126,706,000.

\$126,706,000	total authorized project cost
\$126,706,000	total estimated project cost
\$100,000,000	state costs previously allocated: \$100,000,000 design-build (\$96,660,000 contract, \$648,000 A&E, and \$2,692,000 other project costs)
\$ 26,706,000	local costs previously allocated: \$5,429,000 performance criteria & concept drawings, \$21,277,000 design-build (\$3,827,000 contract, \$5,025,000 contingency, \$604,000 A&E, and \$11,822,000 other project costs) and potential project deficit \$1,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 15, 2013, and the statutes of limitation expired on December 15, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on April 7, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve performance criteria and concept drawings	April 2014
Start construction	December 2014
Complete construction	June 2017

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW MODESTO COURTHOUSE
STANISLAUS COUNTY**

AOC Parcel Number 50-H1; DGS Parcel Number 10751

*Authority: Sections 15853 and 70371.7 of the Government Code
Chapters 21 and 29, Statutes of 2012, Item 0250-301-3138 (22)*

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
New Modesto Courthouse
Stanislaus County

Action requested

If approved, the requested action would authorize acquisition.

Scope Description

This project is within scope. The requested action would authorize acquisition of 8 parcels of improved land in one city block totaling approximately 2.75 acres (the Property) for the construction of a new court facility and associated improvements for use by the Stanislaus Superior Court of California for judicial, administrative, and related purposes. The project will provide a new 26-courtroom, 301,500 square foot facility with secure parking for judicial officers and staff and surface parking for visitors. The Property is located in the Central Business District of downtown Modesto near City and County offices. The Board approved site selection for the Property on December 9, 2011.

Funding and Cost Verification

This project is within cost. Sections 15853 and 70371.7 of the Government Code, and Chapters 21 and 29, Statutes of 2012, Item 0250-301-3138 (22) provide \$14,766,000 for the acquisition phase. The balance of the appropriation is sufficient to acquire the subject Property in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 29, 2013, and the 35-day statute of limitations expired on October 2, 2013, without challenge.

Project Schedule

Close of escrow

December 2014

Condition of Property

On November 17, 2011, the Department of General Services (DGS), Environmental Services Section, visited the Property. Another site visit by DGS in 2014 was determined unnecessary after a review of the Phase II Environmental Site Assessment (ESA) report confirmed that the site conditions were unchanged. The Property is bounded to the north by H Street, to the east by 10th Street, to the south by G Street, and to the west by 9th Street. The properties are near the current courthouse and county buildings, and the area is served by public transit. The local General Plan designates the area for redevelopment. The proposed new courthouse would be consistent with redevelopment plans. The City of Modesto (the City) currently owns two out of the eight parcels to be acquired. The City will purchase the remaining six parcels from the existing property owners prior to close of escrow.

Phase I Environmental Site Assessment

In March 2012, eight Phase I ESA reports were completed on the Property, and one Recognized Environmental Condition was identified. A release of perchloroethylene from The Modesto Steam Laundry and Cleaners property, located approximately ½ mile upgradient from the Property, has impacted groundwater. Remediation of the soil and groundwater is being conducted. Additional areas of concern identified in the ESAs include: an underground storage tank (UST) at the 911 G Street parcel (removed in 2000), an oil-water separator located at the 911 G Street parcel, and former uses on several parcels including an auto wrecking company, a garage, a gas and oil facility, an auto maintenance facility, a plumbing and tank manufacturer, an auto service station, and an auto service store. The 911 G Street property was previously included on the Leaking Underground Storage Tank database. During removal of the 550-gallon UST from this property, the soil in the excavation was noted to have been impacted with diesel and oil. The impacted soil was removed by the responsible party (a dry cleaner) and the case was closed by the oversight agency (Stanislaus County Environmental Health Agency).

Phase II Environmental Site Assessment

A September 2013 Phase II ESA investigation evaluated potential impacts remaining at the Property. Field investigation included 16 soil borings, groundwater sample, and soil vapor samples collection in targeted areas throughout the Property. Soil, groundwater, and soil vapor samples were analyzed and the analytical results did not indicate residual impacts from historical onsite sources. Sample concentrations did not exceed their respective most conservative (i.e., residential sensitivity) environmental screening levels. However, as a precautionary measure, the Phase II ESA recommends that a soil management plan be created prior to construction activities. It also recommended that dust control be conducted during earthwork at the Property and that, should soil be exported offsite in future redevelopment efforts, the soil be appropriately tested to evaluate whether it meets the site-specific standards for reuse.

- A Soil Management Plan and dust controls measures will be prepared prior to construction activities commencing.

Property Acquisition Agreement:

1. The purchase price of \$5,450,000 does not exceed the estimated fair market value of the Property as determined by a DGS-approved appraisal.
2. Following the state's acquisition of the Property from the City, the City will lease the Property from the state through April 1, 2016, subject to extension of the term and/or early termination as provided for in the master lease. The City will sublease the individual parcels through December 31, 2015, unless earlier terminated. Pursuant to the terms of the Property Acquisition Agreement (PAA), the City will collect and retain rent from the subleases in exchange for the City's acceptance of responsibility for all costs related to such occupancy of the subleased premises, including but not limited to maintenance, utilities, repair, risk management, insurance and security. The master lease agreement requires the City to indemnify the state from third party claims resulting from the City's performance of any alterations, as well as from any claims in connection with the presence of hazardous materials deposited by the City or the subtenants. The parcels will be vacated prior to the construction contract going out to bid.
3. Relocation assistance will be required for the tenants currently occupying the Property. A relocation plan was approved by DGS on July 7, 2014. Relocation costs are estimated to be \$685,000.
4. Pursuant to the PAA, the City is responsible for removal and relocation (if necessary) of all utilities located in the public right of way within an alley running through the Property. The AOC will hold back a portion of the purchase price (\$367,000) in escrow until the completion of the removal of utilities. The City will commence the utility removal by January 1, 2016, and following the removal of the utilities, the City will record a Notice of Completion and vacate the alley. Pursuant to the PAA, the alley vacation will be effective no later than April 1, 2016.
5. Parking for the new courthouse will be provided by 32 secured underground parking spaces, 45 on-site unsecured parking spaces, and a parking lease with the City of Modesto for 123 non-exclusive parking spaces in a public parking garage nearby. Should the parking lease ever be terminate, a parking study done shows there is adequate alternative parking options within walking distance of the courthouse.
6. The AOC is not aware of any lawsuits pending concerning the Property. The PAA will require delivery of title to the Property free and clear of any mortgages or liens.
7. The PAA does not include the state's standard indemnification language. The PAA also includes language that requires the state to accept the site in an "as is, where is," condition. The AOC will require the general contractor to carry additional environmental insurance providing coverage for remediation costs resulting from a pollution incident.

Other:

1. There are no historic issues or implied dedication associated with the Property.
2. The proposed acquisition is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq. State ownership of these parcels will promote infill development and is an appropriate reuse and redevelopment of previously developed underutilized land presently served by transit, streets, water, sewer and other essential services.

Staff Recommendation: Authorize acquisition

CONSENT ITEMS

CONSENT ITEM—2

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
WESTWOOD FOREST FIRE STATION – REPLACE FACILITY
LASSEN COUNTY**

*Authority: Chapter 171, Statutes of 2007, Item 3540-301-0660 (4), as reappropriated by the
Budget Acts of 2008, 2009, 2010, 2011, and 2013
Chapter 25, Statutes of 2014, Item 3540-301-0660 (4)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Department of Forestry and Fire Protection
Westwood Forest Fire Station – Replace Facility
Lassen County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project will design and construct a new single-building fire station and generator/pump/storage building with generator (compliant with CAL FIRE's 2014 Facility Program Policy Guidelines design) to replace the existing fire station. Site improvements include demolition of the existing facility; grading; paving; new utilities, including fiber optic extension and septic system; hose wash rack and wharf hydrant; above ground fuel vaults; site fencing; CMU wall; flagpoles; trash enclosure; site/curb/gutter/sidewalks; site lighting; landscaping/irrigation; storm drainage; and entrance.

Funding and Cost Verification

This project is within cost. The Budget Acts of 2007 and 2014 provide a total of \$7,068,000 for design and construction of this project.

\$7,068,000	total authorized project costs
\$5,970,000	total estimated project costs
\$ 456,000	project costs previously allocated: preliminary plans
\$5,514,000	project costs to be allocated: \$362,000 working drawings and \$5,152,000 construction (\$4,102,000 contract, \$205,000 contingency, \$805,000 A&E, and \$40,000 other project costs)
\$1,098,000	anticipated savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 24, 2008, and the 30-day statute of limitations expired on April 23, 2008, without challenge. An Addendum to File has been completed addressing the change in project scope from two separate buildings to the single-building design with no substantive changes necessary to the original CEQA documentation.

Real Estate Due Diligence

A Summary of Conditions letter for this project was completed on October 20, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	November 2014
Complete working drawings	December 2015
Start construction	March 2016
Complete construction	July 2017

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—3

**CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
USAL REDWOOD FOREST CONSERVATION EASEMENT
MENDOCINO COUNTY**

Authority: Section 15853 of the Government Code

Consider authorizing a no cost acquisition of a conservation easement

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

California Department of Forestry and Fire Protection
Usal Redwood Forest Conservation Easement
Mendocino County

Action Requested

If approved, the requested action would authorize a no cost acquisition of a conservation easement.

Scope Description

This project is within scope. This request will authorize the acquisition of a “working forest” conservation easement (Easement) by the Department of Forestry and Fire Protection (CAL FIRE) on approximately 49,576 acres of land owned by the Usal Redwood Forest FLP, an entity wholly owned by the Redwood Forest Foundation, Inc., a California nonprofit public benefit corporation. The property is located in Mendocino County, in the vicinity of the towns of Leggett and Piercy, between the coast and Highway 101.

Funding and Cost Verification

This project is within cost. CAL FIRE's support budget will cover any administrative costs associated with this no cost acquisition.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 2, 2014, and the 35-day statute of limitations expired on October 7, 2014, without challenge.

Condition of Property

On September 15, 2014, DGS staff visited the Usal Forest Easement Acquisition area, which covers approximately 53,533 acres of privately owned forestland. The Forest is owned by the Usal Redwood Forest FLP and is located in northern Mendocino County off of Highway 1. No hazardous material use, disposal or dumping were observed during the site visit by the DGS staff. The DGS has indicated that the potential for recognized environmental conditions is extremely low and that further investigation is not recommended.

Project Schedule

Close of Escrow

November 2014

Other:

- This no cost acquisition is an assignment of an existing conservation easement to the state, for benefit of CAL FIRE. On September 11, 2013, the Board of Forestry authorized acceptance of the assignment.
- The current owner, a qualified non-profit organization, acquired the Easement in 2011, through a \$19,000,000 grant through the Wildlife Conservation Board (WCB) from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 (Proposition 84), Section 75055(a). CAL FIRE will assume the Grant Agreement obligations and responsibilities upon state's acceptance of this acquisition.
- CAL FIRE is a qualified transferee for assignment of the Easement. The property owner and the WCB have approved assignment of the Easement to the state in conjunction with the terms and conditions of the assignment agreement between the Easement owner and CAL FIRE.
- The conservation easement specifies that the easement holder shall have no responsibility for the operation of the real property.
- Annual monitoring which will be conducted in accordance with current Forest Legacy Program monitoring plan guidelines established by the Wildlife Conservation Board, State Coastal Conservancy, CAL FIRE, and the Department of Parks and Recreation.
- Concurrent with the establishment and grant of the original Easement, the fee owner transferred a \$200,000 endowment to the Easement holder to monitor and maintain the easement. This endowment shall be transferred to CAL FIRE in escrow. Responsibility and costs for monitoring the easement will be funded through the endowment. The State will incur no additional operating costs from this acquisition.
- There are no historic issues, relocation assistance, or implied dedication involved with this project.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF PARKS AND RECREATION (3790)
PRAIRIE CITY STATE VEHICULAR RECREATION AREA, EHNISZ RANCH
SACRAMENTO COUNTY

DPR Parcel Number 10658, DGS Parcel Number 10828

*Authority: Chapter 21, Statutes of 2012, Item 3790-301-0263(1)
Chapter 1, Statutes of 2009, Item 3790-301-0263(4), as reappropriated by the
Budget Act of 2012*

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Parks and Recreation
Prairie City State Vehicular Recreation Area, Ehnisz Ranch
Sacramento County

Action requested

If approved, the requested action would authorize site selection.

Scope Description

This project is within scope. The requested action would authorize site selection of approximately 229 acres of vacant land known as Ehnisz Ranch (the Property) to be used as a buffer to future development adjacent to the Prairie City State Vehicular Recreation Area (SVRA). Since its inception in 1990, the SVRA has been surrounded by industrial use. Located on property previously owned by a rocket and missile manufacturer, Aerojet Rocketdyne (Aerojet), and adjacent to a gravel mining operation, the SVRA has been located in an area with compatible land uses to Off-Highway Motor Vehicle Recreation (OHMVR). This could change as potential residential development begins to make inroads into the areas around the SVRA.

In addition, the Property has the potential to provide increased OHMVR recreational opportunities for the public after the Department of Parks and Recreation (Parks), undertakes a general planning effort for the Property to determine possible land use changes for public recreation and resource conservation.

Funding and Cost Verification

This project is within cost. A total of \$4,000,000 in the Opportunity Purchase Fund has been appropriated for opportunity and in-holding acquisitions. The balance of the two appropriations is sufficient to acquire the subject parcel in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 30, 2014. The 35-day statute of limitations expired on July 4, 2014.

Project Schedule

Close of escrow

November 2014

Condition of Property

- The Property is situated above a plume of contaminated groundwater as a result of Aerojet's operations in the area. However, there has been no known release of chemicals of concern or any other hazardous substances to the soil at the Property.
- There are ground water monitoring wells on the Property located on fenced pad areas; however, Aerojet is agreeable to moving or altering these wells should any future development of the site require relocation of the wells.
- The Property is vacant with the exception of some fencing and there are no improved structures.

On June 12, 2014, Department of General Services (DGS) staff visited Ehnisz Ranch property to assess the general condition of the Property. The property is located at the southeast corner of the intersection of White Rock Road and Old Rock Road in an unincorporated area of Sacramento County near Rancho Cordova, California.

A Phase 1 Environmental Site Assessment completed on October 1, 2012 by SESPE Consulting Inc., indicated that the property is part of the Aerojet Superfund Site. However, State Parks has verified with the Department of Toxic Substances Control (DTSC) that the parcel in question was not part of the Superfund Site. However, this parcel does have underlying groundwater contamination impacted with solvents, fuels and other chemicals that have migrated under the site from the main contamination source to the north from the nearby Aerojet site. The site is primarily vacant except for a series of groundwater monitoring and extraction wells that are owned/operated by Aerojet. There are also scattered wetland/vernal pools over the property and high power transmission lines on the southeast part of the property. No other hazards or Recognized Environmental Concerns (REC) were identified during the Phase 1 evaluation or during the later site visit by DGS staff.

The U. S. Environmental Protection Agency (EPA), DTSC, and the California Regional Water Quality Control Board (RWQCB) have an interest in the above mentioned property. As such, the following covenants (restrictions) have been place on the property by the DTSC that may affect operations and should be made aware of as a condition of the property:

- There is a covenant against the extraction of water from the site by any means without the permission of the EPA and the RWQCB;

- There is a covenant against the recharging the groundwater by any means without the permission of the EPA and the RWQCB;
- Any development of the property considering permanent roadways, or any means of water conveyance (creeks, ditches, channels, etc.), must have prior express written approval of the EPA and the RWQCB.

These restrictions can be removed if approved of by the DTSC and the EPA.

From the information obtained during the site visit, cleanup of the Aerojet contamination is expected to take approximately the next 100 years .

Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment was completed in accordance with American Society for Testing and Materials Standard on October 1, 2012 by SESPE Consulting, Inc. The Phase I stated that the only REC is the identified Aerojet groundwater contamination. With this identified REC, and the cleanup already in process, no future environmental investigation is recommended.

Other

- Aerojet has provided the current owner with an indemnification agreement. Aerojet is willing to assign the indemnification to the state, if the state agrees to abide by the land covenants already in place, and agrees to allow Aerojet to continue to administer its environmental remediation efforts. Any assignment would be transferred by written agreement concurrently with the purchase, should the process reach that conclusion.
- The current owner plans to reserve the right to build a haul road across the property to access a potential mining site. This would require the grant of an easement be executed concurrently with the purchase, should the process reach that conclusion.
- The purchase price shall not exceed estimated fair market value as determined by a DGS-approved appraisal. The granting of the haul road easement will be factored into the purchase price.
- There is no relocation assistance involved with the project.
- Parks is not aware of any lawsuits pending concerning the Property.
- There is no issue with implied dedication associated with this Property.
- The proposed acquisition is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq. State ownership of these parcels will help ensure these open spaces are protected and limit incompatible development in this area.

Staff Recommendation: Authorize site selection

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF PARKS AND RECREATION (3790)
EASTERN KERN COUNTY SVRA, ONYX RANCH
KERN COUNTY

DPR Parcel Number 016545, DGS Parcel Number 10792

Authority: Chapter 712, Statutes of 2010, Item 3790-301-0263(7), as reappropriated by the Budget Act of 2013

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Parks and Recreation
Eastern Kern County State Vehicular Recreation Area (SVRA), Onyx Ranch
Kern County

Action requested

If approved, the requested action would authorize acquisition

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands consistent with the Off-Highway Vehicle Trust Fund, made up of monies from motor vehicle fuel taxes, off-highway vehicle (OHV) registration fees and other sources. This request will authorize the acquisition of 50 parcels comprising 25,316 acres of land under a single ownership (Property). The individual parcels range in size from approximately 40 to 640 acres and are configured in a checkerboard pattern adjacent to land owned by the Bureau of Land Management (BLM) and a few parcels that are privately owned.

Funding and Cost Verification

This project is within cost. A total of \$32,000,000 has been appropriated for opportunity OHV land acquisitions in Southern California. The purchase price for the 50 parcels is \$18,988,000. The Property can be acquired with the remaining funds in accordance with Legislative intent.

CEQA

An Environmental Impact Report (EIR) was prepared for the Eastern Kern County Acquisition to accommodate operation of the lands for OHV Recreation and non-motorized recreation. The Draft EIR was circulated from February 15, 2013, through April 1, 2013. Thirty-one comment letters were received in addition to 3 oral comments received at a public hearing held in Tehachapi California, on March 16, 2013. None of the comments resulted in substantive changes to the environmental document. Several comment letters from OHV groups and conservation groups indicated support for the acquisition. CEQA has now been completed. The Final EIR/Notice of Determination was filed October 4, 2013. The EIR does identify a significant unavoidable impact on the California desert tortoise, a Federally-listed endangered species. The CEQA findings include a statement of overriding considerations relative to the impact on the desert tortoise.

Project Schedule

Close of escrow

December 2014.

Condition of Property

On May 14, 2013, staff from the Environmental Services Section (ESS) of the Department of General Services (DGS) visited the Property. The assemblage of parcels is irregular in shape, spanning about 21 miles from east to west, and about 11 miles from north to south. It is bounded by State Highway 14 and Red Rock Canyon State Park to the east and Sequoia National Forest and the Piute Mountains to the west. The location is also primarily in the area bounded by Dove Spring Canyon in the north and Jawbone Canyon in the south. The Property is predominantly undeveloped land; however improvements on the site include two Los Angeles Aqueduct pipelines, overhead electrical transmission lines, abandoned mine prospects, paved and unimproved roads, and livestock grazing/ranching land.

The Property is situated near the southwest terminus of the Sierra Nevada mountain range and it consists of moderate to high-relief, mountain and canyon topography. The Property has three distinct subareas of topographic and vegetative features in its Eastern, Central, and Western portions.

A number of named and unnamed springs are present throughout the site. Abandoned prospects pits are present on parcels in the Dove Springs area. Some pits were backfilled, and all pits were secured by barbed wire fencing. The extent of these features was limited to small waste rock piles and their locations were generally very remote. The eastern portion of the site is used by off-road vehicle riders on BLM designated routes extending from the Jawbone Canyon Open Area in the south to the Dove Springs Open Area in the north.

The parcels in the central and western area appear to be used for livestock grazing. A water tank with a livestock trough was observed on one of the parcels. In overview, the site appeared very clean, with no presence of illegal dumping and no features of processing facilities that would suggest the presence of hazardous substances.

Phase I Environmental Site Assessment (ESA)

A Phase I ESA for the Property was completed on September 2008 and again on November 2011. Both reports were prepared in accordance with the American Society of Testing and Materials. The Phase I ESAs reported no onsite or offsite Recognized Environmental Conditions and that no further investigations were recommended.

Other:

- The Board approved site selection for the Property on October 18, 2013.
- The proposed acquisition is consistent with the state's planning priorities in accordance with Section 65041 et seq. of the Government Code. State ownership of the Property will allow the Department of Parks and Recreation (Parks) to provide recreational public use of existing trails and areas, while helping to protect and preserve wildlife habitats and unique natural resources. No development is currently planned for the Property.
- The Property adjoins BLM property, which is comparably sized. Parks and BLM will be cooperatively managing the two ownerships as one park in a manner similar to the Parks/BLM management agreement at Ocotillo Wells SVRA. Additionally, the adjacent BLM property includes existing infrastructure in support of recreational use by the public, including a visitor center, bathrooms and unimproved campgrounds, and off-road vehicle routes.
- An endangered species, the desert tortoise, is present on the Property. The Final Environmental Impact Report Findings includes a statement of overriding considerations and has an associated Mitigation, Monitoring and Reporting Plan. Costs associated with the mitigation/monitoring, including new Resource/Enforcement positions and ongoing operating expenses, are addressed below.
- The Property Acquisition Agreement (PAA) does not contain the standard hazardous materials indemnification language wherein the seller agrees to defend and hold harmless the state from any claims that may arise from the presence of hazardous materials on the Property. The owner is unwilling to take the state's hazardous materials indemnification clause in the PAA due to the owner's relatively short vesting period (six years). In lieu of the indemnification, the owner is providing in the PAA representations and warranties that the owner has no knowledge of any hazardous material issues associated with the property. While a full indemnification is preferred, DGS and Parks believe that adequate environmental due diligence has been done to reduce any risk to the state. Further, the property was in a single family's ownership for many decades prior to the current short term ownership. During the prior ownership and continuing to the present, much of the property was used only for ranching purposes. Portions of the property were also used for off-road vehicles, which use continues today. Nothing in the PAA precludes the State from taking legal action to cure any hazardous materials conditions in the event that the current or previous owners are responsible for hazardous materials discovered on the property following State purchase.
- The owner has made the Property available for use by the public in cooperation with BLM. This express permission negates implied dedication, which requires trespass by definition.
- An appraisal for the Property was approved by DGS in August, 2014 and was subsequently reviewed and approved by an Independent Appraiser in conformance with Public Resources Code Section 5096.512 in October 2014. The purchase price of \$18,988,000 does not exceed the estimated fair market value as determined by the DGS approved appraisal.

- Parks is not aware of any lawsuits pending concerning the Property. The Property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The seller has a BLM License Agreement (Rudnick Common Grazing Allotment) with a private company to graze cattle on property at \$1 per year that will expire on December 31, 2016 (subject to 60-day written notice of early cancellation). Grazing is beneficial for suppression of fire danger from grass accumulation, and Parks may continue the existing lease, or cancel it (with appropriate written notice) and enter into new leases for cattle grazing. Areas of potential conflict between OHV activity and cattle grazing will be fenced off.
- Additional resources have been provided through the state budget process to operate and maintain this property as a State Vehicular Recreation Area. The Budget Act of 2014 included support funding for fourteen positions to provide for enforcement and conservation activities associated with the Property, as well as some equipment to care for the Property once acquired. Additionally, Parks is coordinating with the BLM on development of a Memorandum of Understanding to provide further assistance in the cooperative management of the Property and overall OHV recreational area.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA CORRECTIONAL CENTER
HEALTH CARE FACILITY IMPROVEMENT PROJECT
LASSEN COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401-15819.404 of the
Government Code*

Consider:

- a) approving preliminary plans
- b) approving an augmentation

\$738,000
(0.07 percent of appropriation)
(1.75 percent of cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation
California Correctional Center
Health Care Facility Improvement Project
Lassen County

Action Requested

If approved, the requested action would approve preliminary plans and an augmentation.

Scope Description

This project is within scope. The health care facility improvement project at California Correctional Center (CCC) will support CCC's operation as a Basic institution which is part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at CCC is to remedy deficiencies in primary care, specialty care, pharmacy, health records, laboratory, health care administration, and minimum support facilities.

CCC is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capacity of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes renovations to existing space to provide for a new primary care clinic in Facilities A and B; renovations and additions to the primary care clinic in Facility C and the central health services building; and a new minimum support facility primary care clinic.

The primary care clinic renovation at Facilities A, B, and C, will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. A new primary care clinic at the minimum support facility will provide a health clinic outside the secure perimeter that can deliver primary health care treatment and consultation for CCC's level 1 and camps inmate-patients consistent with the delivery of a Basic level of care.

The existing central health services building will be renovated and expanded to provide specialty clinics; an appropriate triage and treatment area; health care administration space; a pharmacist office; pharmacy data entry space; and improved health records space. The purpose of this renovation and addition project is to provide centralized specialty health care treatment and consultation; emergency treatment for the entire inmate-patient population; and improved health records and pharmacy spaces.

Funding and Cost Verification

This project is not within cost. On January 13, 2014, the State Public Works Board took an action allocating \$20,144,000 of the \$900,419,000 lease revenue bond authority appropriated in section 15819.403 (a) of the Government Code to complete design and construction for this project. A revised cost estimate was prepared in association with the completion of preliminary plans. This estimate includes changes resulting from typical project refinements identified as a result of the more detailed information generated during the development of preliminary plans. The refinements consist primarily of more precise scope detail, more accurate information regarding quantities of necessary materials, and updates to the associated unit prices.

Based on this new estimate, the total project cost is \$20,882,000, an increase of \$738,000. This increase in project cost is a result of other project refinements identified during the development of preliminary plans, as outlined above. The most significant contributor to this additional cost increase is unanticipated code-related work to the central health services building. CDCR is requesting an augmentation in the amount of \$738,000 to cover this cost increase.

\$20,144,000	total authorized project costs
\$20,882,000	total estimated project costs
\$20,144,000	project costs allocated: \$1,193,000 preliminary plans, \$1,254,000 working drawings, and \$17,697,000 construction (\$11,627,000 contract, \$698,000 contingency, \$1,023,000 A&E, \$1,378,000 other project costs, and \$2,971,000 agency retained items)
\$ 738,000	requested augmentation: a decrease of \$190,000 preliminary plans and \$35,000 working drawings, and an increase of \$963,000 construction (\$459,000 contract, \$27,000 contingency, \$6,000 A&E, \$305,000 other project costs, and \$166,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 21, 2014, and the 35-day statutes of limitation expired on September 25, 2014, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter covering the property impacted by this project was completed in July 2013, and no issues that would adversely affect the quiet use and enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	November 2014
Complete working drawings	June 2015
Start construction	October 2015
Complete construction	June 2017

Staff Recommendation: **Approve preliminary plans and an augmentation.**

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
HIGH DESERT STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
LASSEN COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401 - 15819.404 of the
Government Code*

Consider:

- a) recognizing revised project costs
- b) approving preliminary plans
- c) approving an augmentation

\$18,000
(0.002 percent of appropriation)
(1.76 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
High Desert State Prison
Health Care Facility Improvement Project
Lassen County

Action Requested

If approved, the requested action would recognize revised project costs, and approve preliminary plans and an augmentation.

Scope Description

This project is within scope. The Health Care Facility Improvement Program Project at High Desert State Prison (HDSP) will support HDSP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at HDSP is to remedy deficiencies in primary care, specialty care, pharmacy, laboratory, and Administrative Segregation Unit (ASU) clinic.

HDSP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes design and construction of renovations and additions to the primary care clinics in Facilities A, B, C and D; a new ASU primary care clinic; and renovation and addition to the central health services building.

The primary care clinic renovations and additions at Facilities A, B, C and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The new ASU primary care clinic will provide separate clinical treatment space for the secure ASU population at HDSP. The central health services renovation and addition will provide centralized specialty health care treatment and consultation services, and emergency services for all inmates.

Funding and Project Cost Verification

This project is not within cost. On January 13, 2014, the Board took an action allocating \$16,660,000 of the \$900,419,000 lease revenue bond authority appropriated in section 15819.403(a) of the Government Code to complete design and construction of this project. A revised project estimate was prepared in association with the completion of the preliminary plans. This estimate includes changes resulting from typical project refinements identified as a result of the more detailed information generated during the development of preliminary plans. The refinements consist primarily of more precise scope detail, more accurate information regarding quantities of necessary materials, and updates to the associated unit prices.

Based on this new estimate, the total project cost is \$16,691,000, an increase of \$31,000. This increase in project cost is a result of other project refinements identified during the development of preliminary plans, as outlined above. The most significant contributor to this additional cost increase is the need to replace greater percentage of existing telecommunication equipment than previously estimated. CDCR is requesting an augmentation in the amount of \$18,000 to cover this cost increase.

\$16,660,000	total authorized project costs
\$16,691,000	total estimated project costs
\$16,660,000	project costs previously allocated: \$997,000 preliminary plans, \$1,058,000 working drawings, and \$14,605,000 construction (\$9,707,000 contract, \$583,000 contingency, \$854,000 A&E, \$1,145,000 other project costs, and \$2,316,000 agency retained items)
\$ 31,000	project cost increase: a decrease of \$152,000 preliminary plans and \$13,000 working drawings, and an increase of \$196,000 construction (\$9,000 contract and \$187,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 21, 2014, and the 35-day statutes of limitation expired on September 25, 2014, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter covering the property impacted by this project was completed in July 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	November 2014
Complete working drawings	June 2015
Start construction	October 2015
Complete construction	December 2016

Staff Recommendation: **Recognize revised project costs, and approve preliminary plans and an augmentation.**

CONSENT ITEMS

CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JUVENILE PROJECT
MONTEREY COUNTY

Authority: Sections 1970 – 1978 of the Welfare and Institutions Code

Consider establishing scope, cost and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation
Juvenile Project
Monterey County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

The project consists of the design and construction of an expansion and renovation to the existing juvenile facility on county-owned land in Salinas. This project includes demolition of several existing buildings, renovation to one of the existing dormitories, and construction of three new housing buildings; a new administration, visitation, and medical service building; a new kitchen, dining, laundry, and warehouse building; and a new school, gymnasium building. Demolition of the existing buildings will occur in two phases to minimize interruptions in the daily operation of the facility.

The housing buildings will consist of two new medium-security housing buildings providing approximately 30 beds each; a new high-security housing building providing approximately 30 new beds; and the renovation of the 30-bed, dormitory area in an existing medium-security housing building, for a total of approximately 120 beds. Each housing building will include a unit security control room, showers, interview/exam rooms, day rooms, and outdoor recreation space.

The new administration, visitation, and medical services building will feature various program spaces, including areas for religious and mental health services; contact and non-contact visitation; central control; medical facilities; staff offices; intake processing; release; staff training area; staff locker rooms; a staff break room; equipment storage; and maintenance shops. The project will also construct a new kitchen, dining, laundry and warehouse building and a school, gymnasium building with a teacher resource room, educational offices and staff support areas

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; staff and visitor parking; and fire protection systems.

Funding and Project Cost Verification

Section 1973 of the Welfare and Institutions Code (SB 81) appropriates \$300,000,000 Public Buildings Construction Fund lease revenue bond authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC) through a competitive bidding process. BSCC has conditionally awarded \$35,000,000 from this appropriation to Monterey County for this project. All of the acquisition/study, design and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$35,000,000 of the \$300,000,000 appropriated in Section 1973 of the Welfare and Institutions Code.

\$ 51,416,000	total estimated project cost
\$ 35,000,000	state funds to be allocated: construction (\$34,754,000 contract and \$246,000 contingency)
\$ 16,416,000	local funds to be allocated: \$789,000 acquisition/study, \$1,986,000 preliminary plans, \$3,199,000 working drawings, and \$10,442,000 construction (\$3,230,000 contingency, \$1,033,000 A&E, \$5,379,000 other project costs, and \$800,000 agency retained)

CEQA

Environmental review for this project is currently underway and the appropriate CEQA documentation will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	May 2015
Complete working drawings	December 2015
Start construction	May 2016
Complete construction	November 2018

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—9

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JUVENILE PROJECT
SANTA CLARA COUNTY

Authority: Sections 1970 – 1978 of the Welfare and Institutions Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation
Juvenile Project
Santa Clara County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

This project consists of the design and construction of an expansion to the existing William F. James Boys Ranch facility, located in the city of Morgan Hill on approximately 9 acres of the greater 72± county-owned land. The project includes demolition of the existing dormitory and construction of a new housing building; a new admission/treatment/visiting building; a new kitchen and dining building; and a new indoor gymnasium, as well as security, communications and infrastructure improvements. Upon completion, this expansion will add approximately 43,000 square feet (sf) of new space to the facility. The new buildings will be constructed primarily of steel, concrete and masonry for security and long-term durability.

The new housing building will provide dormitory-style housing units with sleeping, storage and dayroom areas to house up to 108 serious male and female juvenile offenders. This building will also include a new central control room, classrooms, counseling rooms, and interview rooms, as well as a new laundry area.

Once the new housing building is completed, the existing dormitory building will be demolished, and the new admission/Treatment/ Visiting building will be constructed on the same footprint of the demolished dormitory. This new kitchen and dining building will include a dining hall and seismically separate kitchen area. The new indoor gymnasium will feature space designated for basketball, volleyball and badminton. Lighting, plumbing and security upgrades to the existing outdoor recreation areas are proposed.

This project will also include, but is not limited to, utilities; electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems; as well as a new access road and new parking area improvements.

Funding and Project Cost Verification

Section 1973 of the Welfare and Institutions Code (SB 81) appropriates \$300,000,000 lease revenue bond financing authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC) through a competitive bidding process. BSCC has conditionally awarded \$12,950,000 from this appropriation to Santa Clara County for this project. All of the acquisition/study, design and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$12,950,000 of the \$300,000,000 appropriated in Section 1973 of the Welfare and Institutions Code to complete construction for this project.

\$24,290,000	total estimated project cost
\$12,950,000	state costs to be allocated: design-build contract
\$11,261,000	local costs to be allocated: \$1,171,000 performance criteria and concept drawings and \$10,090,000 design-build (\$6,847,000 contract, \$594,000 contingency, \$397,000 A&E, \$2,156,000 other project costs, and \$96,000 agency retained)

CEQA

The Notice of Determination was filed with the Santa Clara County Clerk on May 15, 2014, and the statutes of limitation expired on June 14, 2014, without challenge.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of performance criteria and concept drawings.

Project Schedule

Approve performance criteria and concept drawings	November 2014
Start construction	February 2015
Complete construction	June 2017

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—10

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
ADULT LOCAL CRIMINAL JUSTICE PROJECT
KINGS COUNTY

Authority: Sections 15820.92 – 15820.926 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

Department of Corrections and Rehabilitation
Adult Local Criminal Justice Project
Kings County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

This project will design and construct an expansion of the existing county jail located in the city of Hanford on county-owned land. The expansion will include additional housing, program, treatment, and support space, as well as a day reporting center.

The project will expand the existing AB 900 Phase II jail and will include a new mental health unit with approximately 24 beds, multipurpose rooms, an interview room, recreation yards, and video visitation and support space. The project will also include a new kitchen; vocational classrooms; and program, warehouse, and maintenance space.

The new day reporting center will be a stand-alone building on the existing jail site and will include a lobby, interview rooms, and program and office space.

The project will also include, but is not limited to electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; fire protection systems; and all necessary appurtenances.

Funding and Project Cost Verification

Section 15820.922 of the Government Code (SB 1022) appropriates \$500,000,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. Award of this funding to individual counties is administered by the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$20,000,000 from this appropriation to Kings County for this project. All acquisition/study and any design and construction costs in addition to this amount will be paid by the county. This action would allocate \$20,000,000 from this appropriation to complete design and construction of this project.

\$21,052,000	total estimated project cost
\$20,000,000	state costs to be allocated: \$395,000 preliminary plans, \$812,000 working drawings, and \$18,793,000 construction (\$15,453,000 contract, \$1,161,000 contingency, \$279,000 A&E, and \$1,900,000 other project costs)
\$ 1,052,000	local costs to be allocated: \$195,000 acquisition, \$227,000 preliminary plans, \$193,000 working drawings, and \$437,000 construction (\$27,000 contract and \$410,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 21, 2013, and the 35-day statutes of limitation expired on December 26, 2013, without challenge.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	May 2015
Complete working drawings	November 2015
Start construction	February 2016
Complete construction	August 2017

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—11

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
ADULT LOCAL CRIMINAL JUSTICE PROJECT
SANTA BARBARA COUNTY

Authority: Sections 15820.92 – 15820.926 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

Department of Corrections and Rehabilitation
Adult Local Criminal Justice Project
Santa Barbara County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

This project will design and construct an expansion of the existing AB 900 county jail on county-owned land. The expansion will include housing, treatment, and program space and provide approximately 228 beds. The project will be dependent on the adjacent AB 900 Phase II jail facility for several core operational components including food services, laundry, administration, and maintenance.

The housing areas will include double-occupancy and multi-occupancy cells, day rooms, exam rooms, a classroom, and program and visitation space. The project will also include outdoor recreation space, centralized program space, a conference room, and staff support and storage space.

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; fire protection systems; and parking for staff and visitors. In addition, a portion of the facility will be separated by a fence to provide grounds security.

Funding and Project Cost Verification

Section 15820.922 of the Government Code (SB 1022) appropriates \$500,000,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. Award of this funding to individual counties is administered by the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$38,976,000 from this appropriation to Santa Barbara County for this project. All acquisition/study and any design and construction costs in addition to this amount will be paid by the county. This action would allocate \$38,976,000 from this appropriation to complete design and construction of this project.

\$43,435,000	total estimated project cost
\$38,976,000	state costs to be allocated: \$1,487,000 preliminary plans, \$1,287,000 working drawings, \$36,202,000 construction (\$30,394,000 contract, \$2,306,000 contingency, \$577,000 A&E, and \$2,925,000 other project costs)
\$ 4,459,000	local costs to be allocated: \$871,000 acquisition, \$148,000 preliminary plans, \$289,000 working drawings, and \$3,151,000 construction (\$350,000 contract and \$2,801,000 other project costs)

CEQA

A Notice of Determination was filed with the Santa Barbara County Clerk on October 3, 2014, and the 30-day statutes of limitation expired on November 2, 2014, without challenge.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	October 2015
Complete working drawings	August 2016
Start construction	December 2016
Complete construction	October 2018

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—12

**BOARD OF STATE AND COMMUNITY CORRECTIONS (5227)
ADULT LOCAL CRIMINAL JUSTICE PROJECT
SHASTA COUNTY**

Authority: Sections 15820.92 – 15820.926 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—12

**Board of State and Community Corrections
Adult Local Criminal Justice Project
Shasta County**

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

This project will design and construct a new medium-security jail on county-owned land located in the city of Redding. The new building will include housing, program, and support space, and will be constructed of steel and concrete for long-term durability.

The housing area will provide approximately 64 medium security beds in dormitory-style housing units, and will include day rooms, a recreation area, and storage space.

The building will also include classrooms; a lobby; a laundry; a kitchen and a culinary classroom; and program, vocational training, storage, staff support, and office space.

The project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; site improvements; site utilities; emergency power; and fire protection systems. In addition, there will be secure fencing surrounding the in-custody areas of the facility to provide grounds security.

Funding and Project Cost Verification

Section 15820.922 of the Government Code (SB 1022) appropriates \$500,000,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$20,000,000 from this appropriation to Shasta County for this project. All acquisition/study and any design and construction costs in addition to this award amount will be paid by the county. This action would allocate \$20,000,000 from this appropriation to complete design and construction for this project.

\$21,053,000	total estimated project cost
\$20,000,000	state costs to be allocated: \$792,000 preliminary plans, \$699,000 working drawings, and \$18,509,000 construction (\$14,670,000 contract, \$1,167,000 contingency, \$303,000 A&E, \$1,617,000 agency retained, and \$752,000 other project costs).
\$ 1,053,000	local costs to be allocated: \$586,000 acquisition/study, \$15,000 preliminary plans, \$210,000 working drawings, and \$242,000 construction (\$186,000 contract, \$21,000 contingency, and \$35,000 other project costs).

CEQA

Environmental review for this project is currently underway and the appropriate CEQA documentation will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	October 2015
Complete working drawings	November 2016
Start construction	March 2017
Complete construction	June 2018

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—13

CALIFORNIA STATE UNIVERSITY (6610)
CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO
CRANDALL GYMNASIUM (SEISMIC)
SAN LUIS OBISPO COUNTY

Authority: Chapters 21 and 29, Statutes of 2012, Item 6610-301-6048 (5)

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—13

California State University
California Polytechnic State University, San Luis Obispo
Crandall Gymnasium (Seismic)
San Luis Obispo County

Action requested

The requested action would approve preliminary plans.

Scope Description

This project is within scope. This project will upgrade the structural systems of Crandall Gymnasium (#60), constructed in 1928, to correct structural deficiencies identified by the California State University (CSU) Seismic Review Board as priority one and by the Division of the State Architect as a Level 6 seismic risk. Seismic upgrade work includes adding new shear walls and increasing the roof diaphragm capacity by adding new rod braces. In selected locations, new seismic hardware would also be added.

Funding and Cost Verification

This project is within cost. The project was fully appropriated for preliminary plans, working drawings and construction in the 2012-13 Budget Act.

\$1,006,000	total authorized costs
\$1,006,000	total estimated project costs
\$ 42,000	project cost previously allocated: preliminary plans
\$ 964,000	project costs to be allocated: \$38,000 working drawings and \$926,000 construction (\$775,000 contract, \$54,000 contingency, and \$97,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse for this project.

Real Estate Due Diligence

A Project Site Title Clearance Letter was completed on October 7, 2014, and no significant issues were identified. CSU, on behalf of the Board of Trustees of the CSU, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence issues for bond funded projects.

Project Schedule

Approve preliminary plans	November 2014
Complete working drawings	February 2015
Start construction	April 2015
Complete construction	October 2015

Staff Recommendation: Approve preliminary plans.

ACTION ITEMS

ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
MULTIPLE PROPERTY CONDEMNATIONS
MADERA AND FRESNO COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)
Section 15854 of the Government Code*

Consider the adoption of Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire the following properties:

- 1. Torosian Property (Fresno County)
5533 W. San Madele Avenue
Assessor Parcel Number 508-052-17
Authority Parcel Numbers MF-10-0260-1, MF-10-0260-2, MF-10-0260-3**
- 2. Beato and Aluisi-Kozub Property (Fresno County)
Northwest corner of N. Golden State Blvd. and W. Barstow Avenue
Assessor Parcel Number 508-020-25S
Authority Parcel Numbers MF-10-0053-1 and MF-10-0053-2**
- 3. Tanielian Property (Fresno County)
5590 W. Barstow Avenue
Assessor Parcel Number 508-020-21S
Authority Parcel Numbers MF-10-0051-1, MF-10-0051-2, MF-10-0051-3,
MF-10-0015-4, and MF-10-0051-01-01**
- 4. Central Valley Builders Property (Madera County)
28734 Avenue 15 1/2
Assessor Parcel Number 035-162-025
Authority Parcel Number MF-20-0955-1**
- 5. WE BE JAMMIN' Property (Fresno County)
5631-5661 N. Golden State Blvd.
Assessor Parcel Numbers 508-020-15S and 508-020-16S
Authority Parcel Numbers MF-10-0048-1, MF-10-0048-2, MF-10-0048-3,
MF-10-0049-1, MF-10-0049-2, MF-10-0049-3**
- 6. Rodriguez Property (Madera County)
Avenue 15 1/2, West of Road 29
Assessor Parcel Number 035-162-024
Authority Parcel Number MF-20-0954-1**
- 7. California-Fresno Investments Property (Fresno County)
1585 N. West Avenue
Assessor Parcel Number 449-162-20
Authority Parcel Numbers FB-10-0041-1 and FB-10-0041-2**

8. **Quan Property (Fresno County)**
West section of the intersection of Tulare Street and China Alley
Assessor Parcel Number 467-063-19
Authority Parcel Number FB-10-0488-01-01
9. **West Property (Fresno County)**
2310 S. Railroad Avenue
Assessor Parcel Number 478-222-13
Authority Parcel Numbers FB-10-0194-1 and FB-10-0194-01-01
10. **Meraz Property (Fresno County)**
1903 N. Golden State Blvd.
Assessor Parcel Number 442-122-02
Authority Parcel Numbers FB-10-0001-1 and FB-10-0001-2
11. **Schneider Property (Fresno County)**
East side of South Cedar Avenue, North of East Malaga Avenue
Assessor Parcel Number 330-031-75
Authority Parcel Numbers FB-10-0267-1 and FB-10-0267-01-01

ACTION ITEMS

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Initial Operating Segment, Section 1
Madera and Fresno Counties

Action Requested

If approved, the requested action would adopt eleven Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire properties totaling approximately 6.64 acres located in Madera and Fresno Counties.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, two viaducts and the acquisition of approximately 1,100 parcels. The IOS-1 is the first construction phase of

the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for the IOS-1.

Background

In order to adopt a Resolution of Necessity that is required to initiate the eminent domain (condemnation) proceedings, the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record.

In 2008 the voters of California approved Proposition 1a, authorizing monies from the High-Speed Passenger Train Bond fund in support of this Project. In 2009 and 2010 the federal government approved funds in support of the portion of this Project extending from San Francisco to Anaheim, and in 2012 and 2014, through Chapter 152, Statutes of 2012 and Chapter 25, Statutes of 2014, the Legislature appropriated funds for the acquisition and design-build phases of the IOS-1 of the Project, extending from Madera to near Bakersfield.

The Property Acquisition Law, commencing with Section 15850 of the Government Code, authorizes the Board to select and acquire in the name of the State of California (State) with the consent of the State agency concerned, the fee or any lesser right or interest in any real property necessary for any State purpose or function. This law also authorizes the Board to acquire property by condemnation, in the manner provided for in Title 7 (commencing at section 1230.010) of Part 3 of the Code of Civil Procedure.

Each of the eleven properties is within the right of way for IOS-1. Eight of the eleven properties were site selected at the January 11, 2013 Board meeting, one was site selected at the November 8, 2013 Board meeting and the remaining two were site selected at the April 11, 2014 Board meeting. The site selections took place after an extensive environmental review process where it was determined that any alternative alignment would include the selected parcels, or where a preferred alignment had already been approved by both the High Speed Rail Authority Board and the Federal Railroad Administration. Acquisition of these properties will allow the High Speed Rail Authority to move forward with construction of the HSTS.

Between June 2013 and August 2014, the various owners were provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. Negotiations to acquire the property have been unsuccessful to date, thereby precipitating the need to adopt a Resolution of Necessity to authorize the use of eminent domain.

On October 28, 2014, Notices of Intent to adopt a Resolution of Necessity were mailed to the respective property owners. This notice was sent in accordance with Code of Civil Procedure section 1245.235.

Property specific information:

- 1. Torosian Property (Fresno County)**
5533 W. San Madele Avenue
Assessor Parcel Number 508-052-17
Authority Parcel Numbers MF-10-0260-1, MF-10-0260-2, MF-10-0260-3
Partial acquisition, 0.02 acre (<0.01 acre in fee, 0.02 acre temporary construction easement)

This property is needed for required roadway improvements associated with the realignment of Golden State Boulevard near the intersection of San Madele Avenue and Barstow Avenue.

- 2. Beato and Aluisi-Kozub Property (Fresno County)**
Northwest corner of N. Golden State Blvd. and W. Barstow Avenue
Assessor Parcel Number 508-020-25S
Authority Parcel Numbers MF-10-0053-1 and MF-10-0053-2
Partial acquisition, 0.03 acre (0.01 acre in fee, 0.02 acre temporary construction easement)

This property is needed for both construction of the HSTS and for roadway improvements associated with the realignment of Golden State Boulevard by the intersection of Golden State Boulevard and Barstow Avenue.

- 3. Tanielian Property (Fresno County)**
5590 W. Barstow Avenue
Assessor Parcel Number 508-020-21S
Authority Parcel Numbers MF-10-0051-1, MF-10-0051-2, MF-10-0051-3, MF-10-0051-4, and MF-10-0051-01-01
Partial acquisition, 0.63 acre (0.57 acre in fee, 0.06 acre temporary construction easement)

This property is needed for both construction of the HSTS near the intersection of Golden State Boulevard and Barstow Avenue and for roadway improvements associated with the realignment of Golden State Boulevard near the intersection of San Madele Avenue and Barstow Avenue.

- 4. Central Valley Builders Property (Madera County)**
28734 Avenue 15 1/2
Assessor Parcel Number 035-162-025
Authority Parcel Number MF-20-0955-1
Partial acquisition, 0.08 acre in fee

This property is needed for construction of the Avenue 15 ½ grade separation that will allow vehicles and pedestrians to safely cross the high speed rail line.

- 5. WE BE JAMMIN' Property (Fresno County)**
5631-5661 N. Golden State Blvd.
Assessor Parcel Numbers 508-020-15S and 508-020-16S
Authority Parcel Numbers MF-10-0048-1, MF-10-0048-2, MF-10-0048-3, MF-10-0049-1, MF-10-0049-2, MF-10-0049-3
Partial acquisition, 0.74 acre total (0.63 acre in fee, 0.11 acre temporary construction easement)

Property pulled from today's agenda at the request of High Speed Rail Authority.

- 6. Rodriguez Property (Madera County)**
Avenue 15 ½, West of Road 29
Assessor Parcel Number 035-162-024
Authority Parcel Number MF-20-0954-1
Partial acquisition, 1.68 acres in fee

This property is needed for construction of the Avenue 15 ½ grade separation that will allow vehicles and pedestrians to safely cross the high speed rail line and for a new road to replace the Avenue 15 ½ connection to Road 29.

- 7. California-Fresno Investments Property (Fresno County)**
1585 N. West Avenue
Assessor Parcel Number 449-162-20
Authority Parcel Numbers FB-10-0041-1 and FB-10-0041-2
Partial acquisition, 0.05 acre total (<0.01 acre in fee, 0.05 acre temporary construction easement)

This property is needed for construction of the McKinley Avenue grade separation that will allow vehicles and pedestrians to safely cross the high speed rail line.

- 8. Quan Property (Fresno County)**
West section of the intersection of Tulare Street and China Alley
Assessor Parcel Number 467-063-19
Authority Parcel Number FB-10-0488-01-01
Full acquisition, 0.07 acre in fee

This property will be needed for reconstruction of the Tulare Street grade separation that will allow vehicles and pedestrians to safely cross the high speed rail line.

- 9. West Property (Fresno County)**
2310 S. Railroad Avenue
Assessor Parcel Number 478-222-13
Authority Parcel Numbers FB-10-0194-1 and FB-10-0194-01-01
Full acquisition, 0.74 acre in fee

This property is needed for the construction of the HSTS near the intersection of Florence Avenue and Railroad Avenue.

- 10. Meraz Property (Fresno County)**
1903 N. Golden State Blvd.
Assessor Parcel Number 442-122-02
Authority Parcel Numbers FB-10-0001-1 and FB-10-0001-2
Partial acquisition, 0.29 acre total (0.21 acre in fee, 0.08 acre temporary construction easement)

This property is needed for needed for roadway improvements associated with the realignment of Golden State Boulevard between Clinton Avenue and McKinley Avenue.

11. Schneider Property (Fresno County)

East side of South Cedar Avenue, North of East Malaga Avenue

Assessor Parcel Number 330-031-75

Authority Parcel Numbers FB-10-0267-1 and FB-10-0267-01-01

Partial acquisition, 2.31 acres in fee

This property is needed for the construction of the HSTS between Central Avenue and Malaga Avenue.

Staff Recommendation: **Adopt ten Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire properties totaling approximately 5.9 acres located in Madera and Fresno Counties.**

ACTION ITEMS

ACTION ITEM—2

HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
FRESNO AND KINGS COUNTIES
 102 Parcels listed in Exhibit A

Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)

Consider:

- a) approving site selection of 101 parcels in full and/or in part
- b) recognizing an updated High Speed Rail Authority number for one parcel

Exhibit A of Action Item 1	
Construction Package 1B - Fresno County	
Parcel Number	
High Speed Rail Authority	Assessor
FB-10-0755	467-092-34
Construction Package 2-3 - Kings County	
Highway 198 to Newark Avenue	
Parcel Number	
High Speed Rail Authority	Assessor
FB-16-0147	016-070-049
FB-16-0150	016-070-052
FB-16-0151	016-070-036
FB-16-0153	016-130-058
FB-16-0155	016-130-067
FB-16-0156	016-130-068
FB-16-0159	016-130-079
FB-16-0160	016-130-080
FB-16-0161	016-130-081
FB-16-0162	016-130-082
FB-16-0163	016-130-083
FB-16-0164	016-130-084
FB-16-0165	016-070-012
FB-16-0166	016-070-013
FB-16-0167	016-070-014
FB-16-0168	016-130-034
FB-16-0169	016-130-047

Exhibit A of Action Item 1 Continued	
Authority Parcel Number	Assessor Parcel Number
FB-16-0170	016-130-055
FB-16-0171	016-200-031
FB-16-0173	016-200-033
FB-16-0174	016-200-034
FB-16-0175	016-200-035
FB-16-0176	016-200-042
FB-16-0177	016-200-043
FB-16-0178	016-130-041
FB-16-0180	016-130-053
FB-16-0181	016-200-005
FB-16-0182	016-200-021
FB-16-0199	016-200-010
FB-16-0200	016-200-011
FB-16-0201	016-200-026
FB-16-0202	016-260-001
FB-16-0203	016-260-019
FB-16-0204	016-260-026
FB-16-0205	016-260-014
FB-16-0206	028-050-016
FB-16-0207	028-050-020
FB-16-0208	028-050-015
FB-16-0209	028-050-006
FB-16-0210	028-050-003
FB-16-0211	028-050-022
FB-16-0212	028-050-023
FB-16-0213	028-080-014
FB-16-0214	028-080-002
FB-16-0215	028-080-001
FB-16-0216	028-080-003
FB-16-0217	028-080-015
FB-16-0218	028-080-008
FB-16-0219	028-160-011
FB-16-0220	028-170-040
	028-170-041
FB-16-0222	028-160-012

Exhibit A of Action Item 1 Continued	
Authority Parcel Number	Assessor Parcel Number
FB-16-0224	028-160-031
FB-16-0225	028-202-005
FB-16-0226	028-202-003
FB-16-0227	028-202-030
FB-16-0228	028-202-034
FB-16-0229	028-202-039
FB-16-0230	028-202-038
FB-16-0232	028-202-015
FB-16-0233	028-202-013
FB-16-0234	028-205-001
FB-16-0235	028-205-007
FB-16-0236	028-205-008
FB-16-0237	028-205-006
FB-16-0238	028-205-005
FB-16-0239	028-205-004
FB-16-0240	028-260-005
FB-16-0243	028-260-014
FB-16-0244	028-260-031
FB-16-0246	028-260-030
FB-16-0247	028-290-007
FB-16-0251	028-290-033
FB-16-0254	028-290-043
FB-16-0255	028-290-017
FB-16-0257	034-011-001
FB-16-0258	034-011-014
FB-16-0259	034-011-015
FB-16-0260	034-011-002
FB-16-0275	016-260-015
FB-16-0276	028-080-004
FB-16-0278	028-202-016
FB-16-0279	028-202-014
FB-16-0280	028-260-028
FB-16-0281	028-290-014
FB-16-0282	028-290-018
FB-16-0284	028-280-023

ACTION ITEMS

STAFF ANALYSIS ITEM—2

High Speed Rail Authority
Initial Operating Segment, Section 1
Fresno and Kings County

Action Requested

If approved, the requested action would approve site selection of 101 parcels in full and/or in part and recognize an updated High Speed Rail Authority number for one parcel.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, and the construction of dozens of grade separations, and multiple bridges and viaducts. The IOS-1, also referred to as the First Construction Segment, is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for acquisition of approximately 1,100 parcels and the construction of the 130-mile IOS-1.

Background

The IOS-1 is broken into four construction packages, with the first construction package further divided into components A, B, and C. The first two components, A and B, of Construction Package 1 lie fully within the Merced to Fresno segment and on January 11, 2013, June 14, 2013, July 12, 2013, November 8, 2013, and December 13, 2013, June 13, 2014 the State Public Works Board (Board) approved site selection for a combined 410 parcels within Construction Package 1A and 1B that would provide a corridor extending approximately 24 miles from Avenue 17 east of the City of Madera to Santa Clara Street in the City of Fresno.

The remainder of the IOS-1 lies within the Fresno to Bakersfield segment. On April 11, 2014 and August 8, 2014 the Board approved site selection for a combined 145 parcels within Construction Package 1C. On May 9, 2014 and August 8, 2014, the Board approved site selection for a combined 298 parcels within Construction Package 2-3. These actions extended the corridor an additional 31 miles from Santa Clara Street in the City of Fresno to Highway 198 in Kings County.

Of the 102 parcels that are the subject of this site selection request, one parcel is a renumbering within Construction Package 1B in order to conform to updated appraisal maps. This item would replace High Speed Rail Number FB-10-0172 that was site selected at the June 13, 2014 Board meeting. The remaining 101 parcels lie within the next estimated 15 miles of the corridor, extending from Highway 198 to Newark Avenue.

All of the parcels subject to this site selection lie within the Fresno to Bakersfield segment. For this segment, the CEQA Notice of Determination was filed on May 8, 2014 and the associated Federal Record of Decision was released by the Federal Railroad Administration on June 27, 2014, thereby completing the NEPA process. Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition.

Site selection for a transportation corridor, highway or rail alignment differs from traditional single-parcel Board requests. Parcels required for highway and rail alignments involve several miles comprising a longitudinal corridor, rather than a single, specific parcel where other location options may be considered. Because of the type of infrastructure for this project it is not possible to simply reject a parcel and move to the right or left. For instance, a high-speed train travelling at 200+ miles per hour requires 4 to 5 miles to perform a 90-degree turn. The alignment, as determined through the environmental processes, determines the sites that must be acquired. As is the case with this request, many of the sites selected reflect a need for road realignments and grade crossings necessary to ensure the safety of the train system.

Staff Recommendation: **Approve site selection of 101 parcels in full and/or in part and recognize an updated High Speed Rail Authority number for one parcel.**

OTHER BUSINESS

- 1. Adoption of the 2015 SPWB Calendar.**
- 2. The Annual Financial Report from Gilbert Associates Inc.**
 - a. Public Buildings Construction Fund
 - b. High Technology Education Revenue Bond Fund

Recognize the 2014 State Public Works Board Financial Statements

REPORTABLES

To be presented at the meeting.